



July 1, 2023

Project Planner
City of Novato Planning Division
922 Machin Avenue
Novato, CA 94945

**Re: Grant & 1st Project Description
1107-1119 Grant Avenue | APN 141-282-04 & 141-282-07**

To Whom It May Concern:

AMG & Associates, LLC (AMG) and the California Housing Defense Fund (CalHDF) are pleased to submit an application for the proposed Grant & 1st project that will be located at 1107-1119 Grant Ave in the City of Novato in Marin County. This project is located in Downtown Novato surrounded by a variety of land uses including residential and commercial. According to the 2035 General Plan, the land use designation of the site is Downtown Core which allows 10.0 to 23.0 units per acre in mixed-use developments and a maximum FAR of 2.0 when housing is part of the project. The intended uses of this designation include “mix of retail, service, office, recreation, assembly, and education uses... [and] residential (mixed use and live work)”. The site is zoned Downtown Core Retail with a Downtown Overlay (CDR: D) which is consistent with the General Plan designation of the property. The project is consistent with the General Plan and Zoning Code with the exception of the requested density bonus and concessions as detailed in the enclosed Density Bonus memo. The Grant & 1st project will add vital affordable housing to the City’s overall housing stock. Utilizing the designations detailed above, State Density Bonus Law, the Housing Accountability Act (HAA), and the Affordable Housing and High Road Jobs Act of 2022 (AB 2011), we propose a mixed-use project with 6,205 square feet of ground floor retail along Grant Avenue and a mix of 148 studio units and 25 one-bedroom units on the upper floors for a total of 173 units. The project FAR is 3.4 and the height is 67’-7” to top of roof. The project will be 100% affordable as detailed in our density bonus memo.

This six-story mixed-use community will consist of newly constructed studio and one-bedroom units, community amenities for residents, ground floor retail, and a parking garage serving the retail and residential uses. The building incorporates a mix of materials of contemporary and traditional styling to emphasize the differing volumes of its façade. This pattern of variation is continued through the building’s roofline with the incorporation of decorative cornices along the tallest portions of its staggered roof. Ground floor retail along Grant Avenue is differentiated with storefront windows and two types of projecting awnings: black metal awnings span along the Grant Avenue frontage while a contrasting white awning is used to frame and enhance the ground floor corner.

The ground floor consists of 6,205 square feet of retail space and is proposed to accommodate three retail tenants in spaces sized 1,550 square feet, 2,045 square feet, and 2,610 square feet. The hours of operations for these retail spaces are unknown at this time as tenants are to-be-determined.

A community area is provided on a reserved courtyard located on the second level of the building above the parking podium, creating a natural step-back from the residential neighborhood across Industrial Way. The courtyard is landscaped throughout with a mix of trees, shrubs, and perennials. Additionally, turf will be installed in the courtyard to create designated recreational spaces for a playground and outdoor exercise equipment. Adjacent to the recreational spaces are benches shaded by eastern redbud trees. Gas barbeques are provided for resident use and will be located next to picnic tables underneath a steel trellis.

At the ground level, landscaping in the form of ground cover, shrubs, and/or flow-through planters wraps the perimeter of the building providing carious area for bioretention. At the southern portion of the property, a turf area for pet relief is framed by shrubs and trees. This southwestern section of the property is purposefully carved out and has no building footprint it in order to be outside of the FEMA floodplain area. The parking garage consists of parking stalls for 24 vehicles, utility rooms, trash collection rooms, and secure storage for 30 bicycles. However, please note this project is not required to have parking stalls. As permitted by State Density Bonus Law and elaborated on in our Density Bonus Memo, the City shall not impose parking standards for a 100% affordable project that is also “located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development”. Within one-half mile of this project is a major transit stop – the Sonoma-Marin Area Rail Transit (SMART) station located at 695 Grant Avenue. However, we propose 24 vehicular parking stalls for this project.

The first floor also contains the leasing office, mail room, and amenity space. Floors two through six of the project will be residential units and amenities. The upper floors are accessible via centrally located ADA-accessible elevators and two stairwells. Entry to the residential units through these access points will be secured with key fob. Each residential floor will have a central corridor with studio and one-bedroom units flanked on either side in an “L” shaped configuration. Each floor will have a laundry room and two trash rooms. Each unit will have new energy efficient appliances and designed to meet the requirements of the Americans with Disabilities Act (ADA) and all applicable State standards for universal accessibility and adaptability. All units will be designed for acoustic separation and isolation in compliance with state acoustical standards. All current construction standards will be observed in order to assure that a quality housing development is provided.

The City’s Art Program (Division 21 of Novato’s Code) requires either the payment of in-lieu fees or the installation of art on the project site. At this time we intend to comply with this Program by paying the in-lieu fee.

AMG and CalHDF look forward to working with the City on creating a beautiful and safe project for the community. Please do not hesitate to contact us if you have any comments or questions. You can reach me at alocke@amgland.com or (818) 600-2518.

Thank you,



Amanda Locke
AMG & Associates, LLC



Dylan Casey
California Housing Defense Fund